

## Sold Price Analysis Report (January 04, 2011 to January 28, 2011)

### Single Family Residential

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Barron Park	81039990	792 Los Robles Avenue	\$2,395,000	\$2,048,888	\$1,940,000	81%	95%	122
Barron Park	81100414	3858 Magnolia Drive	\$1,150,000	\$1,150,000	\$1,251,000	109%	109%	14
Crescent Park	81036190	175 Island Drive	\$5,200,000	\$4,295,000				172
Downtown	81050155	336 Hawthorne Avenue	\$1,495,000	\$1,495,000	\$1,469,000	98%	98%	38
Downtown	81056249	313 Everett Avenue	\$1,595,000	\$1,595,000	\$1,650,000	103%	103%	7
Green Gables	81053159	823 Oregon	\$1,459,000	\$1,410,000	\$1,330,000	91%	94%	133
Midtown	81046003	3022 Waverley Street	\$1,050,000	\$1,050,000	\$1,220,000	116%	116%	82
Midtown	81052966	3247 Emerson Street	\$975,000	\$975,000	\$975,000	100%	100%	39
Palo Alto Hills	81034965	945 Laurel Glen Drive	\$2,899,000	\$2,799,000	\$2,650,000	91%	95%	140
South Palo Alto	81039774	3065 Greer Road	\$1,075,000	\$998,000	\$900,000	84%	90%	123
South Palo Alto	81043312	768 Montrose Avenue	\$1,048,000	\$998,000	\$1,010,000	96%	101%	92
South Palo Alto	81053242	3357 Louis Road	\$1,190,000	\$1,190,000	\$1,140,000	96%	96%	40
South Palo Alto	81053481	4208 Ruthelma Avenue	\$975,000	\$899,000	\$925,000	95%	103%	31
South Palo Alto	81054140	3405 Kenneth Drive	\$1,238,000	\$1,238,000	\$1,220,500	99%	99%	16
South Palo Alto	81100510	886 Moreno Avenue	\$988,000	\$988,000	\$1,200,000	121%	121%	9
Ventura	81038261	270 Chestnut Avenue	\$899,950	\$789,900	\$775,000	86%	98%	126
Ventura	81040389	476 Fernando Avenue	\$1,499,000	\$1,299,000	\$1,288,888	86%	99%	90
			<b>\$1,595,938</b>	<b>\$1,483,399</b>	<b>\$1,309,024</b>	<b>77%</b>	<b>83%</b>	<b>75</b>

### Townhouse/Condo (Comm Int Dev)

Area	MLS #	Address	Org Price	List Price	Sold Price	Sold\$/Org\$	Sold\$/List\$	DOM
Downtown	81022158	685 High Street #5B	\$975,000	\$799,000	\$785,000	81%	98%	245
Downtown	81036649	360 Everett Avenue #4B	\$1,099,000	\$999,000	\$970,000	88%	97%	112
Downtown	81054638	101 Alma Street #708	\$560,000	\$560,000	\$568,000	101%	101%	7
Downtown	81055749	501 Channing Avenue #501	\$798,000	\$798,000	\$775,000	97%	97%	26
South Palo Alto	81044322	777 San Antonio Road #51	\$489,000	\$435,000	\$420,000	86%	97%	100
South Palo Alto	81102149	777 San Antonio Road #115	\$485,000	\$485,000	\$438,000	90%	90%	0
			<b>\$734,333</b>	<b>\$679,333</b>	<b>\$659,333</b>	<b>90%</b>	<b>97%</b>	<b>82</b>